



**Planning Commission
Minutes of the April 21, 2016 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Chairman

Damian Bianca, CAPZO	Present
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Planning Commission Vice-Chair

Troy Wesson, CAPZO	Present
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City Council Member

Michael Potter, CAPZO	Present
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Tim Cowles, CAPZO	Present
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Cynthia McCollum, CAPZO	Present
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Steve Ryder, CAPZO	Present
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Cameron Grounds, CAPZO	Present
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Lewie L. Bates, CAPZO	Present
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Stephen Brooks, CAPZO	Present
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PLANNING STAFF PRESENT

Gary Chynoweth P.E., Director of Engineering; Mary Beth Broeren, Director of Planning and Economic Development; Johnny Blizzard, AICP, Senior Planner; Ross Ivey, Assistant Planner; Kelly Butler, City Attorney, Megan Zingarelli, Assistant Attorney

REGISTERED PUBLIC ATTENDEES

Gary Gray, Chad Hunter, Kim Coffey, Donald Cox, Val Sapra, Ricky Robinson, Mathis Sneed, William Clemons, Tommy Morrell, Howell Lee, Joe Murphy, Chris Jackson, Josef Boukah

ACCEPTANCE OF THE AGENDA

Chairman Bianca accepted the agenda as presented and proceeded with regular business.

COMMENTS

There were no comments from the Commission.

APPROVAL OF THE MINUTES

Mr. Brooks moved to approve the minutes of the February 18, 2016 Regular Meeting minutes. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Abstain
City Council Member Mike Potter	Abstain
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Abstain
Lewie Bates	Aye
Stephen Brooks	Abstain
Tim Cowles	Aye

Motion Carried

Councilman Potter moved to approve the minutes of the March 24, 2016 Regular Meeting minutes. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Abstain
Tim Cowles	Aye

Motion Carried

OLD BUSINESS

There was no Old Business to discuss.

PUBLIC COMMENTS

There were no comments from the Public.

PUBLIC HEARINGS

Zoning Map Amendments

A public hearing to consider the City of Madison's request to amend *Article VII, Sign Control Regulations*. The City of Madison is requesting that *Section 7-6-3* of the Zoning Ordinance be amended as it relates to non-accessory ground signs (billboards).

Staff Comments:

Mr. Blizzard informed the Commission that the Zoning Ordinance has included Article VII, Sign Control Regulations since at least 1980, and billboards were a permitted use until 1999. He stated that initially in 1980, neither Interstate 565 nor the expansion of Hughes Road from Mill Road south to Highway 20 (Madison Boulevard) had been completed. Much of the land along the future Hughes Road corridor was zoned M1, but the only road frontage for billboards was along Highway 20. County Line Road did not extend from U.S. Highway 72 to Highway 20 at this time and it was a rural road rather than the major collector road that it is today. Traffic volume along this portion of County Line Road was also much less than what it is today. Along Highway 72, the City had only two small areas zoned for commercial use at that time. The larger commercial area was east of Wall Triana Highway and west of Hughes Road. The population of Madison in 1980 was only 6,081 residents. Mr. Blizzard stated that all of these circumstances were factors into why billboards were limited to only U.S. Highway 72 and Highway 20.

Mr. Blizzard continued that in 1990, the City revised Article VII again to provide new regulations for billboards. The name "billboard" was replaced with "non-accessory ground signs" in this version of the ordinance. Two factors precipitated the changes: the newly constructed Interstate 565, which began in 1987, and the city's dramatic population growth, that had increased from 6,081 to 14,904 residents according to the 1990 census. The City's population had more than doubled between 1980 and 1990, the first rapid growth period for the city of Madison.

Mr. Blizzard added some of the main updates that came from the 1990 regulations update. These updates include: the ordinance increased the spacing requirements for billboards from 100 to 1,000 foot intervals on interstate highways and 2,000 feet on all other roads. The revisions also provided language increasing the distance billboards could be placed from a residential district from 300 to 400 feet. In addition, the city added regulations to limit the proximity of billboards to street intersections. Finally, billboards were no longer allowed in the B2 District, and they could not be placed closer than 400 feet to a B1 District.

Mr. Blizzard continued that in 1993, Hughes Road was extended from Mill Road to Madison Boulevard to provide a corridor from U.S. Highway 72 to Madison Boulevard. As a result of the increased traffic volume this new link caused, many of the properties along the new extension were zoned for commercial use. All of the properties south of Will Halsey to Madison Boulevard with frontage on the Hughes Road extension were rezoned B3, General Business District, and billboards were a permitted use in the B3 District. The City Council voted for a billboard moratorium in June of 1998. The moratorium was to remain in effect until either September 1, 1998 or the passage of an amendment to Section 7-5-4(3) that would limit billboards to those three locations. Although an amendment to Section 7-5-4(3) was introduced, records indicate it was never placed on the City Council's agenda for a public hearing.

On August 9, 1999 the City Council moved to adopt Resolution No. 99-133-R to set another moratorium on billboards either until January 1, 2000 or until the passage of a new amendment. The council then adopted Ordinance No. 99-134 on October 25, 1999. This ordinance repealed all previous billboard regulations and prohibited any new billboards, but it provided regulations for the replacement of existing billboards, still called non-accessory ground signs. The adoption of the ordinance preserved the status quo. No new billboards were permitted in the City, but under certain conditions, existing billboards could be replaced.

Mr. Blizzard concluded that the 2016 proposed amendment that the City of Madison is requesting now names and defines these structures as "Billboards" in order to replace the undefined term "non-accessory ground sign" in the existing regulations. Due to a recent Supreme Court ruling the City has been engaged in a complete revision of its signage regulations. Due to the pending interchange and development along Interstate 565, the city recommends introducing the new billboard regulations at this time. The proposed regulations retain the prohibition on new billboards city-wide because of the City's substantial interests in traffic safety and aesthetics. They also only allow replacement of billboards along Interstate 565 and Highway 72 if those billboards were within the city limits when they were installed. Moreover, only billboards located along either Interstate 565 or U.S. Highway 72 may convert to electronic message centers (EMCs).

The new regulations allow for a replacement billboard to be relocated under the following certain narrow conditions. The regulations state that a billboard is eligible for replacement along Interstate 565, and may be moved in a line perpendicular to the interstate but no farther than two hundred (200) feet away from its original location. The applicant must prove that the billboard has been removed during the preceding month. Once the application is complete, the Planning Department will issue a decision within 10 days. After a permit is issued, an applicant has 120 days to fully replace the billboard. The 120 day limit corresponds with the time allotted for an active building permit in the City's adopted building code.

Public Comments:

There were no comments from the public.

Commission Comments:

Chairman Bianca thanked Mr. Blizzard for all of the history and research provided in his findings and report. City Councilman Potter concurred. The Planning Commission discussed amongst themselves on how some of the changes had affected the City of Madison over the course of time.

Motion:

Councilman Potter motioned to recommend approval to the City Council for the City of Madison's request to amend Article VII, Sign Control Regulations of the City of Madison Zoning Ordinance as it relates to non-accessory ground signs (billboards).

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

A public hearing to consider Chad Hunter's request to rezone property located north of Madison Boulevard and east of County Line Road from M1, Restricted Industrial District to B3, General Business District.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located north of Madison Boulevard and east of County Line Road. The applicant is Chad Hunter, the operator of Millidine's Salon and Day Spa, which has had a City of Madison business license since April of 2005. Mr. Hunter moved the beauty salon from 810 Palmer Road to the subject property in late 2005. It was discovered at that time that the subject property was zoned M1 and a beauty salon is not permitted. Beauty salons are permitted in the B3 District.

The property is occupied by a 1,600 square foot building and a small off-street parking facility. The site was originally developed in 1978 for a retail store. The site was last occupied by a pet spa in 2014. The subject property has been zoned M1 since at least 1989 according to older copies of the Official Zoning Map. The adjoining property to the north and east is also zoned M1 and is occupied by Night Works, LLC, which fabricates and installs automatic sprinkler systems. The property to the south is located across Madison Boulevard and I-565 and is the location of Huntsville International Airport. The adjoining property to the west is zoned B3 and is currently undeveloped. There are no natural features of significance to be noted.

Traffic counts collected in 2012 for Madison Boulevard revealed 18,459 trips per day in a location near the subject property. The same number was recorded for County Line Road just north of Production Avenue, with 18,459 trips per day. These numbers were logged before the County Line Road/I-565 Interchange was completed and the volume is expected to increase with the completion of the interchange. These numbers would support permitted uses in both the requested B3 District and current M1 District.

The future land use map mirrors the existing zoning district boundaries, except the entire boundary of the property to the west is designated for C, Commercial. The Official Zoning Map shows the south half of the adjoining property to the west, zoned B3, General Business and the north half zoned M1, Restricted Industrial.

Staff recommends approval of Chad Hunter's request to rezone 0.61 acres from M1, Restricted Industrial to B3, General Business. Reasons that support this recommendation include that staff thinks the property is better suited for commercial than industrial. The 1,600 square foot building was originally constructed as a retail store in 1978. The lot has an area of 26,571 square feet and is compliant with the 20,000 square minimum lot size requirement for the B3 District, but not the 40,000 square foot requirement for M1. The small lot size and odd pie shaped configuration of the lot lends itself to commercial rather than industrial. The building and site itself does not appear to be suited for many of the uses permitted in the M1 District.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Brooks moved to recommend that the City Council rezone property north of Madison Boulevard and east of County Line Road from M1, Restricted Industrial to B3, General Business District. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

A public hearing to consider Nitneil Partner's request to rezone property located east of County Line Road and south of Palmer Road from M1, Restricted Industrial District to B2, Community Business District.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located east of County Line Road and south of Palmer Road. The subject property is identified as Unit 2 of Atkinson Industrial Park, Phase 2, with a total area of 15.84 acres. The applicant is requesting 13.87 acres of Unit 2 be rezoned from M1 to B2. The remaining 1.97 acres of Unit 2 will be consolidated with a certified plat into Unit 1. The reason for the rezoning is to provide the proper zoning to accommodate an assisted living facility interested in locating on the site.

The subject property has been zoned M1, Restricted Industrial since at least 1989. The property does not appear to have ever been developed. The adjoining property to the north is zoned M1, Restricted Industrial. A self-storage facility is located on that site. The adjoining property to the east is zoned M2, General Industrial and occupied by Sequatchie Concrete Service. The adjoining property to the south is zoned M1, Restricted Industrial District and is currently undeveloped. The adjoining properties to the west and located on the west side of County Line Road are zoned B2, Community Business District. These properties are currently undeveloped.

Mr. Blizzard explained that the property is mostly wooded and a possible wetland area may encroach into the southeast corner of the subject property. The majority of the possible wetland is located on the adjoining property to the south.

The Future Land Use Map shows a C, Commercial designation along the east side of County Line Road that extends approximately 800 feet eastward. The designation encompasses the majority of the subject property and the adjoining properties to the north and south. The designation is not consistent with the existing underlying zoning. The subject property is part of the County Line Road, Key Development Area. That Plan proposes the subject property and the adjoining properties to the north become a commercial node.

Mr. Blizzard concluded that Staff recommends approval of Nitneil Partners, LLC's request to rezone 13.87 acres on Unit 2 of Atkinson Industrial Park, Phase 2 from M1, Restricted Industrial District to B2, Community Business District.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Ryder moved to recommend that the City Council rezone property east of County Line Road and south of Palmer Road from M1, Restricted Industrial to B2, Community Business District. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

A public hearing to consider JWE Properties, LLC request to zone 11.72 acres and rezone 0.79 acres of land located west of Slaughter Road and north of Eastview Drive from AG, Agriculture to R-3A, Single-Family Detached Residential District. This zoning is in conjunction with a request for annexation into the City of Madison.

Applicant Comments:

Gary Gray presented the request on behalf of JWE Properties, LLC.

Staff Comments:

Mr. Blizzard informed the Commission that the subject properties are located west of Slaughter Road and north of Eastview Drive. The subject properties consist of two separate parcels. The large parcel has a total area of 11.72 acres and the smaller one consists of an area of 0.79 acres. The large parcel is currently located within unincorporated Madison County and the smaller parcel is within the City of Madison. The request for the larger parcel will be for zoning upon annexation and the request for the smaller parcel will be to rezone from AG, Agriculture to R-3A, Single Family Detached Residential District.

The applicant plans to develop the property into residential lots and construct a public street for access. He plans to have much larger lots than the required 7,500 square feet because of the topography, which has severe elevation changes and does not lend itself to a denser development pattern. Both parcels are wooded and do not appear to have ever been developed.

All the incorporated properties, surrounding the larger parcel, including the smaller parcel, are currently zoned AG, Agriculture and were part of an annexation election conducted in March of 1998. The properties were automatically zoned AG, Agriculture upon annexation. Those properties west of Schrimsher Road, which are currently zoned R1A, were part of the annexation election as well but rezoned in October of 2013. The adjoining properties to the north and east are mostly wooded and undeveloped, except for a small structure on the property to the north. Although not adjacent, Research Park Storage is in close proximity to the east property boundary of the larger parcel. The property is zoned B3 and utilized as a self-storage facility. The properties to the west are all large lots with single-family detached dwellings fronting Schrimsher Road. These lots are not part of a subdivision of record. The properties west of the smaller parcel are part of *Rainbow Gap Subdivision* and are low density residential lots with single-family detached dwellings. The properties fronting Rodman Drive, south of Eastview Drive, are part of *Greenwood Subdivision*, which was developed while in Madison County but approved by the Madison Planning Commission in October of 1983. At that time the City of Madison had jurisdiction over subdivisions within five miles of the corporate limits. The lots in *Greenwood Subdivision* average 16,321 square feet and are occupied by single-family detached dwellings. The lots fronting *Collington Place*, south of Eastview Drive are part of *Thorngate Subdivision*, approved by the Planning Commission in December of 2004. The average lot size is 18,000 square feet.

Mr. Blizzard explained that the only significant natural feature involves the topography of the properties. The high points of the larger parcel are near the south property line adjoining Eastview Drive and the opposite property line to the north. The elevation along these high points average about 708 feet above sea level. The elevations steadily drop to approximately 686 feet above sea level in the middle of the property. This constitutes an approximate 22 foot change in elevation from the rear of the property to the middle and another 22 foot change from the middle of the property to the south property line. The property also drops in elevation from west to east as well. These elevation changes are the primary reason for the development of large lots. Higher density development would not be practical from an engineering standpoint.

Mr. Blizzard discussed some of the elements of the 2035 Major Street Plan and the latest traffic counts. The Plan projected traffic counts to be 9,200 trips per day for the area of Eastview Drive between Hughes Road and Slaughter Road by 2035. In 2012, traffic counts for that portion of Eastview rose to 10,304 trips, exceeding the 2035 projection of 9,200 trips per day. The traffic counts in 2016 were 6,400 trips, which can be attributed to the road projects and improvements near and around Old Madison Pike.

The subject properties are not under the sphere of the Growth Plan or West Side Master Plan study area. The intersection of Slaughter Road and Eastview Drive is designated as a city gateway in the Parks & Recreation Master Plan.

Staff recommends approval of JWE Properties request to zone 11.72 acres to R-3A, Single-Family Detached Residential District upon annexation and rezone 0.79 acres from AG, Agriculture to R-3A, Single-Family Detached Residential. Most of the nearby residential properties not zoned AG are zoned R-1A, which would seem the logical designation for the subject property. Staff is recommending the R-3A District because it allows the applicant more flexibility in designing a subdivision that can be accommodated given the bumpy and rough terrain. The applicant will in most cases have lots that will exceed the required minimum lot size for R-1A but the R-3A District will allow for a smaller lot or one with a more narrow width where the terrain dictates it. Additionally, the setbacks in R-3A will allow more flexibility in where the dwelling can be placed.

Public Comments:

Josef Boukah expressed his concerns and questioned the R-3A zoning decision. He voiced concerns regarding traffic congestion on Eastview and discussed "blind spots" that lead to several vehicular accidents on a regular basis. He recommended that the Planning Commission use the R-1A zoning rather than the R-3A.

Tommy Morrell, 1096 Slaughter Road, expressed his concerns regarding drainage and runoff. He feels that the addition of many more lots will cause additional drainage problems, especially regarding his property.

Donald Cox, 237 Schrimsher Road, expressed his concerns regarding the zoning. He felt that the R-3A densities were extremely high for the area and recommended the R-1A zoning. Mr. Cox also expressed concerns about the traffic congestion between Slaughter Road and Schrimsher Road and felt that it is currently very unsafe, and adding the R-3A density allowance of lots would make the situation worse.

Commission Comments:

Mr. Brooks informed the audience that they were not the final decision making body, rather they are making a recommendation to the City Council who will hold a separate public hearing and make the final decision.

Councilman Potter acknowledged the road congestion problems and expressed that it was something that needed to be analyzed before the final decision was made at the City Council public hearing. He asked if staff had seen a layout of the proposed development. Mr. Blizzard answered that staff had seen a preliminary sketch and it consisted of roughly 20 lots. Gary Gray, representing JWE Properties added that they plan to build larger homes and are requesting the R-3A zoning for the purpose of the setbacks.

Mr. Wesson discussed the size of the lots surrounding the subject properties and expressed that he felt the R-1A zoning would better apply to this piece of property than R-3A. He discussed with the Commission if it was possible to have R-3A zoning with a limited number of lots. After discussion with the Commission it was agreed that a certain number would not be made in the recommendation, but rather a certain density yield.

Motion:

Mr. Wesson moved to recommend that the City Council zone 11.72 acres west of Slaughter Road and north of Eastview Drive as R-3A, Single-Family Residential District and recommended the annexation stipulate a density of an R-1A, Low-Density Residential District. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

Mr. Wesson moved to recommend that the City Council rezone 0.79 acres west of Slaughter Road and north of Eastview Drive from AG, Agriculture to R-3A, Single-Family Residential District. Mr. Brooks seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried**Subdivision Plats****Atkinson Industrial Park, Phase 3 – Certified Plat**

Location: East of County Line Road and south of Palmer Road

Representative: Mullins, LLC

Applicant/Owner: Nitneil Partners, LLC

Lots: 2

Acreage: 21.02 Acres

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located east of County Line Road and south of Palmer Road. The subject property has been zoned M1, Restricted Industrial since at least 1989. The applicant has also submitted a request to rezone 13.87 acres of Unit 2 from M1 to B2 for consideration at this same April Planning Commission Meeting.

The adjoining property to the north is zoned M1. A self-storage facility is located at that location. The adjoining property to the east is zoned M2 and is occupied by Sequatchie Concrete Service. The adjoining property to the south is zoned M1 and is currently undeveloped. The adjoining properties to the west and located on the west side of County Line Road are zoned B2 and are currently undeveloped.

The Planning Commission approved a certified plat in June of 2014 creating the current boundaries of Units 1 & 2.

The applicant is requesting certified plat approval for Atkinson Industrial Park, Phase 3. The purpose of this subdivision is to consolidate the portion of Unit 2 that adjoins the east boundary of Unit 1, into Unit 1. The remaining 13.84 acres is being subdivided to prepare it to be sold.

Mr. Blizzard concluded that the Technical Review Committee recommends approval of the certified plat for Atkinson Industrial Park, Phase 3 with the contingencies listed in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Brooks motioned to approve Atkinson Industrial Park, Phase 3 Certified Plat subject to the following comments.

Planning Department Comments:

1. Signatures
 - 1) Dedication
 - 2) Notary's Acknowledgement
 - 3) Athens Utilities
 - 4) North Alabama Gas

Fire Department Comments:

1. Correct the misspellings of Nitneil

Mr. Ryder seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

(PUBLIC HEARING CLOSED)

Location, Character, Extent**Downtown Phase III**

Project Name: Streetscape Improvements along Martin and Garner Street

Representative: CDG Engineering

Applicant/Owner: The City of Madison

Staff Comments:

Mr. Blizzard informed the Commission that the subject property includes all of that part of Martin Street from Sullivan Street to the east boundary of the lot located at the southeast corner of Martin Street and Garner Street along with the fore mentioned lot and the one located at the southwest intersection of Martin Street and Garner Street.

The project area includes two lots with the one at the southwest corner of Martin Street and Garner Street being zoned R2 and the one at the southwest intersection of Martin Street and Garner Street being zoned B1. Both of the properties will become City parking; therefore, zoning is not an issue. The adjoining properties along the north boundary of Martin Street are all zoned B1 and are generally developed with their rear yards facing Martin Street and fronting Main Street. Several of these establishments have off-street parking in the rear yard. The properties adjoining the south boundary of Martin Street between Sullivan Street and Garner Street are zoned B1, but most of these lots are utilized as residential dwellings.

Phase I included all of that part of Main Street from Sullivan Street to the east boundary of Wise Street, and all of the part of Wise Street to Martin Street. Phase I was completed in 2011 implementing the following improvements: the resurfacing of Main Street and the addition of parking spaces along Main Street; the removal of several large trees along Main Street and the installation of new landscaping; and the installation of new seven foot wide sidewalks on the south side of Main Street. The right-of-way for Wise Street was widened to accommodate two-way traffic, where previously it was a one-way street. Drainage improvements were also done in the area.

Downtown Phase II was approved in 2013. The scope of work completed with Phase II included the following: the installation of curb and gutter, landscape islands, and striping of Main Street; decorative fencing was installed along the south side of the railroad tracks to prevent pedestrian access to the adjacent railroad; the conversion of Garner Street, between Main Street and Martin Street, from a vehicular roadway to a pedestrian corridor; coordination with the Huntsville Utilities to provide decorative lights along the project runways; coordination with Madison Utilities on water and sewer relocation and construction.

Mr. Blizzard indicated that the City of Madison is submitting "Streetscape Improvements along Martin Street and Garner Street" (Downtown Phase III) for review and approval of location, character, and extent. Many of the improvements with Phase III were originally part of the proposed agreement with CDG Engineers & Associates for Downtown Phase II.

Phase III includes the following: the installation of curb and gutter for improved drainage, landscape islands and stripping along Martin Street (originally proposed with Phase II improvements); the widening of Martin Street from the east side of the City parking lot to Sullivan Street to two full 12 foot lanes and repaving; the construction of seven foot wide sidewalks along both sides of Martin Street. This will require right-of-way acquisition of properties adjoining the north and south side; addition of decorative lights and signage along roadways, similar to Phase II improvements; the relocation of utility poles on the north side of Martin Street; and the transition of utilities on the north side of Martin Street and telecommunication lines on the south side of Martin Street from aboveground to underground. Improvements are proposed for the City parking facility at the southeast corner of Martin Street and Garner Street. The improvements will consist of improving the drainage across the parking facility, including piping the open ditch that runs through the parking facility. This will allow for more parking spaces. The parking facility will be resurfaced and striped providing 89 parking spaces, including handicapped parking. The parking facility will be landscaped and decorative lighting added. A new parking facility will be constructed on the lot at the southwest corner of Martin Street and Garner Street. The parking facility will consist of 16 new parking spaces with electrical hook-ups for food trucks. This parking facility will also be landscaped. Decorative train motif pavers will be installed at the Martin Street/Garner Street intersection and the Martin Street/Wise Street intersection.

Staff and the Technical Review Committee, recommend approval of the Location, Character, and Extent for the streetscape improvements along Martin Street and Garner Street (Downtown, Phase III).

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Bates moved to approve the Location, Character, and Extent of Downtown Phase III. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Troy Wesson	Aye
City Council Member Mike Potter	Aye

Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Motion Carried	

ADJOURNMENT

Chairman Bianca adjourned the meeting at 6:35 p.m.

Minutes Approved



Damian Bianca, Chairman

ATTEST:



Ross Ivey, Assistant Planner and Recording Secretary